Davidson County DEEDWARR
Recvd: 02/20/09 13:33 2 pgs
Fees:13.00 Taxes:236.80
20090220-0015044

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2009.

Notary Public
My commission expires: 5/22/2010

05-0809-64362

Address of New Owner:	Send Tax Bills to:	Tax Information
MKK Family LLC	Owner	50-11-0-080.00
3749 Brickmont Drive	PO Box 50804	
Nashville TN 37207	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rowena Luster Hereford f/k/a Rowena H. Luster, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MKK Family LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Section Seven Village by the Creek, of record in Book 6250, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property being conveyed to Edward D. Luster and wife, Rowena H. Luster by Quitclaim Deed from Edward D. Luster, Jr., dated August 25, 1997, recorded September 3, 1987, of record in Book 10594, Page 89, Register's Office for Davidson County, Tennessee. Edward D. Luster, Jr. and Rowena C Luster were divorced by Final Divorce Decree of the Fourth Circuit Court for Davidson County, Tennessee; Docket No. 98D-1103.

Further being the same property conveyed to Rowena C. Luster n/k/a Rowena C. Hereford by Quitclaim Deed from Edward D. Luster, Jr., dated July 2, 1998, recorded July 9, 1998, of record in Book 11014, Page 894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3749 Brickmont Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of February, 2009.

Rowena Luster Hereford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rowena Luster Hereford and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of February, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010